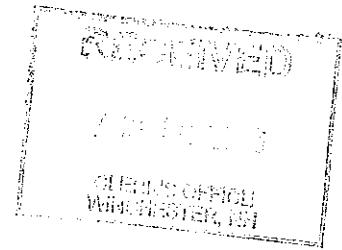


**Historic District Commission  
Meeting Minutes  
11 July 2016**



Meeting called to order at 6:45 pm by Chair Denis Murphy.

**Members present:**

Denis Murphy, Chairman  
Mike Doherty (Representing the Planning Board)  
Ben Kilanski (Representing the Board of Selectmen)  
Valerie Cole – Alternate  
Julia Ferrari  
Mike Coope - Secretary

**Members not present:**

**Guest Speakers:**

Mr. Robert Spruill  
Mr. Dan Berry

**Reading of Agenda**

**Opening Statement by Chairman:**

Denis Murphy announced that the approval of minutes would be tabled without objection in order to proceed with a presentation by Mr. Spruill concerning the paint colors on the property at 130 Main Street, and concluding that discussion will reconvene the public hearing regarding the application for demolition of the building at 14 Michigan Street. The Chair also acknowledged the receipt of a draft historical survey performed by Mae Williams as voted on the 13 June 2016 meeting.

**New Business:**

Mr. Robert Spruill answered questions about the paint scheme on the property at 130 Main Street, after a complaint was received by the Land Use Office. He stated that the colors in use were subsequently approved by the board. Mr. Spruill stated that the colors used are likely to be replaced. He gave a presentation on color schemes used in other historic districts throughout New England. The board unanimously agreed that Mr. Spruill was in compliance.

dvrm

## **Public Hearing and Comments**

The Chair entertained a motion to continue public hearing from 13 June 2016.  
So moved by Ben Kilanski, seconded by Mike Doherty  
Resolved: All in favor, motion carried.

The Chair had announced the receipt of the historical survey of 14 Michigan Street (Map 26, Lot 89), and made copies available to those that wanted it.

The Chair had asked Mr. Dan Berry (Global Montello) if he had received a copy of the report, and he nodded in the affirmative.

The Chair had mentioned that there were minor typographical and timeline errors that needed to be corrected. Discussion with commission members ensued.<sup>1</sup>

### **Public comments were accepted by the following speakers:**

Chris Thompson:

Asked the commission if was standard operating procedure for the historical survey to be submitted to the state. Discussion between members followed. The Chair replied that the survey was a draft copy and that corrections had to be made to it. He also stated that it was not a requirement that the survey be submitted to the state, per Mae Williams.<sup>2</sup>

Paul Dobbs:

Stated that he thought submitting the report to the state would allow other professionals to weigh in on the historical significance of the building.

Robert Spruill:

Contended that the historical survey must by law be submitted to the state.

Margaret Sharra:

Pointed out there there are two components to the survey. One, already containing enough information for the commission to render a decision, and the other component would place the property on the historical registry. Any decision to submit to the state should be a joint decision between the owner and the commission.

Julia Ferrari (HDC Member):

Suggested that the survey should be reviewed by the state.

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<sup>1</sup> The typographical and timeline errors were emailed to Mae Williams and are included in these minutes.

<sup>2</sup> Email correspondence between the Chair and Mae Williams is attached.

*dum*

Mike Coope (HDC Member,recused):

Stated that submission and subsequent placement on a registry does not preclude the owner from disposing of their property.

Mark Tigan:

Suggested that Mae Williams determine if any historic tax credits would be available at the time the HDC submits its corrections.

Robert Leustek (Chair Winchester RED Committee):

Stated that he has only received a reply today (11 July 2016) from Global Montello about holding a meeting with the RED Committee. He asked the HDC to hold off on any vote until such time as the RED Committee holds it's meeting with Global Montello.

Margaret Sharra:

Recommended that both the structural survey and the historical survey be discussed with the public.

Mark Tigan:

Discussed the benefits of restoring old buildings vs the costs of fixing them. Also suggested that there may be tax advantages to restoring a building that has been neglected.

Mike Coope (HDC Member):

Asked Mr. Berry if he would be able to provide additional representatives that might be able to discuss alternatives to demolition, such as moving the building. He was also asked if the building could be re-purposed instead of being demolished. Mr. Berry stated that he did not think he could answer that question right now. Mr. Coope asked Mr. Berry if he would sell the building to someone if they would be willing to move it to another location in the Historic District. Mr. Berry replied that he would give the building to anyone that would pay to move it.

Ben Kilanski (Selectman's Rep to the HDC):

Asked Mr. Berry if the 2007 site plan was still under consideration, and if Global had still planned to erect a building of the size on the plan, or the size of the building in Peterborough. He responded 'yes possibly larger'. He was unsure of whether there would be diesel fuel pumps for RV's

Ben Kilanski (Selectman's Rep to the HDC):

Made a motion to submit the historical survey to the state as amended with with typographical and timeline corrections. And included asking about historical tax credits to repair the building. The motion was seconded by Mike Doherty.

Resolved: All in favor, motion carried.

clm

Margaret Sharra:

Read key components of the historical survey into the record for public benefit. Reading from the survey it was noted that the building at 14 Michigan Street (Map 26, Lot 89) does contribute to the historic, civic and commercial core of Winchester.

Chis Thompson:

Stated that Global Montello purchased the property with the intention of destruction, and some other construction project. He also stated that Global Montello used the property for rental income until January 2016. He also stated that the property is in deplorable condition and said that the town of Winchester is complicit in its condition, because the town's code enforcement personnel have not performed the required inspections to bring the building into compliance for a multi unit dwelling . He further commented that if someone would rebuild a cost effective replica on that parcel of land, he would be all for it.

Robert Spruill:

Suggested that the RED Committee take the lead in discussions with Global Montello and report back to the HDC. He also pointed out that grant money is not available for restoration unless it's for a non-profit entity.

Rick Horton:

Stated that the owners have a responsibility to keep their property in good condition and not purchase it for the intention of demolition and expansion.

Kathrine Moorehouse:

Stated that she is getting queries from her customers about the historic district. She also stated that things are changing in Winchester.

Denis Murphy (HDC Chairman) left the public hearing/meeting at 8:45 pm.

Paul Dobbs:

Stated that by the HDC flexing its 'muscle', the town would the acquire the necessity of adopting measures to protect historic properties.

Ben Kilanski:

Made a motion to allow the principles of Global Montello to meet with the RED Committee and hold off on any vote until they present their findings to the HDC. Mr. Dan Berry of Global Montello agreed. Motion was seconded by Julia Ferrari.

Resolved: All in favor, motion carried.

clm

Ben Kilanski: Made a motion to adjourn the public hearing until 8 August 2016 at 7:00 pm.  
Motion was seconded by Valerie Cole.

Resolved: All in favor, motion carried.

### **Approval of Minutes**

Discussion of minutes from the 13 June 2016 meeting.

Julia Ferrari raised questions about a footnote that was used to explain the context of a question posed to the Chair regarding why a meeting was held on 23 May 2016. The advice given the Chair by the town administrator was explained in the footnote. Julia Ferrari argued that since the word 'procedural' was not mentioned at the meeting of 13 June 2016, it should not be used to explain any action in a footnote. Ben Kilanski mentioned that Julia Ferrari was upset that she did not know about the meeting of 23 May 2016.

Mike Coope, secretary produced an email thread that contained Julia Ferrari's comments in a reply to Mike Doherty's comments, and clearly displayed the email message from the Chair showing the date and time.

Julia Ferrari said that she knew about it but just didn't see it when she replied. She also stated that the Chair is to place a phone call to members if there is a special meeting called.

Julia Ferrari continued to press for the elimination of the footnote from the minutes, assisted by Paul Dobbs (Resident).

Mike Coope, secretary left the meeting at 9:23 pm followed by Valerie Cole.

dkm

Email correspondence to Mae Williams as denoted in footnote 1

----- Original message-----

From: mcoope

Date: Thu, Jul 14, 2016 10:46

To: Herbert/Channie Stephens; Denis Murphy II; Julia Ferrari; Valerie Cole; Mike Doherty;

Cc: Margaret Sharra;

Subject: Corrections to reference for MAE Williams

Denis:

Would you please forward these corrections to Mae Williams.

These pertain to references cited in the historical survey of 14 Michigan Street (Map 26, Lot 89) ,which were incorrect.

Winchester National Bank was acquired by Cheshire National Bank in 1964. It became First Cheshire Bank.

3/1/90 Merged with First N.H. Bank

June 1992, Winchester branch of First N.H. Bank was closed.

2/2/93 First N.H. Bank sold building to Jeff Amanti  
BK 1437 Page 0659

12/4/95 Jeff Amanti sold the bank building to Relbic Realty Trust  
Bk 1543 Page 0226

Jeff Amanti ran an Advertising/Promotional Company which later re-located to the site of the now Keene Metro in West Swanzey before going out of business within a year of the move.

6/25/08 Relbic Realty Trust sold the bank building to Alliance Energy, LLC.  
Bk 2518 Page 0122 quitclaim

12/27/12 Global Montello Group acquired bank building from Alliance Retail, LLC  
Bk 2789 Page 0465 quitclaim

The bank building has been used for storage since it was sold by Jeff Amanti in 1995.

The siding on 14 Michigan Street (Map 26, Lot 89) was replaced in 1995, before the formation of the HDC.

Regards,  
Mike Coope

dvm

Email correspondence from Mae Williams to Denis Murphy  
regarding historical survey.

From: Mae Williams [mailto:[mae@unlockinghistory.com](mailto:mae@unlockinghistory.com)]  
Sent: Friday, July 08, 2016 12:14  
To: Denis V. Murphy II  
Cc: Herbert (Chan) Stephens; Julia Ferrari; mcoope; Mike Doherty; Shelly Walker; Val Cole  
Subject: Re: 14 Michigan St. Winchester, Map 26 lot 89


Good Morning Denis;

No. The report does not have to go to NHDHR. Perhaps I misunderstood what you needed from me, and made an assumption. What happens with the report is entirely up to the Commission. Each HDC has different guidelines as to how demolition review works for them. If you're not looking to have the report go through the formal "Determination of Eligibility" by the state, I can submit the finished report directly to the Winchester HDC or Town of Winchester.

I hope what I've been working on is what you're looking for as an end product. I have been writing up a report, based on the NH Division of Historical Resources individual inventory form as I thought the Heritage Commission needed to know the history of the house, what's still intact, and whether the house at 14 Michigan Street was eligible for either the NH State Register or National Register of Historic Places. All of this provides context when talking about potential demolition of the structure. I have reviewed the building history (through both physical and documentary sources) to develop a narrative history of the property and how it relates to the history of the town (and neighborhood). The report talks about the significance of the property in relation to register eligibility and why it is important to the neighborhood and historic district. The format of the report is very similar to that produced by the Preservation Company for 71 Main Street (The Wheaton-Alexander House) in 2011.

Please let me know if I'm off base with what you're looking for as soon as possible! I will try to get you a draft by Sunday, so you have a chance to review it ahead of Monday's meeting. Do not hesitate to contact me if you have any questions! I should be available by email or phone for most of the rest of the day today.

Sincerely,  
Mae

Submitted by  


clm